

127.A

0006

0047.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

962,600 / 962,600

USE VALUE:

962,600 / 962,600

ASSESSED:

962,600 / 962,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45-47		MT. VERNON ST, ARLINGTON

OWNERSHIP

Owner 1:	Pohl Christopher J	Unit #:	47
Owner 2:	Sweeney Penelope Shannon		
Owner 3:			

Street 1: 47 MT VERNON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TAHAN GEORGE P/SWEENEY SIOBHAN -

Owner 2: SWEENEY PENELOPE/POHL CHRISTOP -

Street 1: 45 MT VERNON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 2582 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8033												G10				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	959,500	3,100		962,600		310693
							GIS Ref
							GIS Ref
							Insp Date
							09/05/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID		USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRIOR ID #1:	PRIOR ID #2:	PRIOR ID #3:
2020	102	FV	945,100	3100	.		948,200	948,200	Year End Roll	12/18/2019			
2019	102	FV	828,700	3100	.		831,800	831,800	Year End Roll	1/3/2019			
2018	102	FV	733,200	3100	.		736,300	736,300	Year End Roll	12/20/2017			
2017	102	FV	668,600	3100	.		671,700	671,700	Year End Roll	1/3/2017			
2016	102	FV	668,600	3100	.		671,700	671,700	Year End	1/4/2016			
2015	102	FV	608,000	3100	.		611,100	611,100	Year End Roll	12/11/2014			
2014	102	FV	580,400	3100	.		583,500	583,500	Year End Roll	12/16/2013			
2013	102	FV	580,400	3100	.		583,500	583,500		12/13/2012			

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAHAN GEORGE P/	50727-52		2/15/2008	Family	99	No	No		

Date	Result	By	Name
7/25/2019	Mail Update	MM	Mary M
9/5/2018	Measured	DGM	D Mann
1/21/2009	NEW CONDO	BR	B Rossignol
11/15/2008	Meas/Inspect	336	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good			2 BATHS HAVE 2 SINKS.											
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall:		%		OthrFix: 2	Rating: Average														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: burgandy				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1900	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict: G10	Fact: .			Floor: M - Multi-Level															
Const Mod:				% Own: 50.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				1	7	4	M								
Sec Int Wall:		%		Economic:															
Partition: A - Typical				Special:															
Prim Floors: 3 - Hardwood				Override:															
Sec Floors:		%		Total:	4.6 %			Totals											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.05666149															
Electric: 3 - Typical				Const Adj.: 1.06039381															
Insulation: 2 - Typical				Adj \$ / SQ: 330.541															
Int vs Ext: S				Other Features: 109000															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 0.94999999															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 1005767															
% Com Wall	% Sprinkled:			Depreciation: 46265															
				Depreciated Total: 959502															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 127.A-0006-0047.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	10X18	A	AV	1930	28.89	T	40	102			3,100			3,100	
More: N	Total Yard Items:	3,100		Total Special Features:					Total:	3,100		AssessPro Patriot Properties, Inc							